

**Langholm**

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**3a Montagu Street,**  
Newcastleton, TD9 0QZ

**Offers Over £130,000**



3a Montagu Street is a bright and spacious well-presented two bedroom semi-detached home ideally situated in a central position within the popular rural village of Newcastleton in the Scottish Borders.

The property has been well maintained and offers comfortable accommodation throughout, featuring a welcoming living space with a multi-fuel stove creating a warm and cosy focal point. The home further benefits from full double glazing and electric heating.

The accommodation includes a nicely fitted kitchen with freestanding appliances as well as a bathroom comprising a bath with electric shower over.

To the front is a small garden area and to the rear the property enjoys a larger fully enclosed garden mainly laid to lawn and enhanced by attractive flower beds along with a greenhouse, storage shed and a charming summer house ideal for relaxing or entertaining in the warmer months.

This property would make an excellent choice for first-time buyers, downsizers or those seeking a peaceful village lifestyle with local amenities close at hand.



# 3a Montagu Street, Newcastleton, TD9 0QZ

Offers Over £130,000

Entrance Hall  
Living Room  
Kitchen  
Rear Hall

First Floor  
2 Double Bedrooms  
Bathroom

Outside  
Front Garden  
Fully Enclosed Rear Garden  
Greenhouse  
Storage Shed  
Summer House

### Situation

The small rural village of Newcastleton, nestled within the beautiful valley of Liddesdale, offers a wide range of local amenities, leisure facilities and a well-regarded primary school as well as a wealth of community spirit and functions - inclusive of 'Copshaw Festival'. A few miles from the border with England, on the Liddel Water, is the site of Hermitage Castle, a historic site which attracts tourists throughout the year and is open seasonally. Newcastleton is 10 miles east of Langholm, 17 miles south of Hawick, 24 miles north of Carlisle and 74 miles south of Edinburgh.

### Fixtures and Fittings

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the cooker, fridge/freezer and washing machine in the kitchen.

### Services

Mains water, electricity and drainage. Electric panel heaters. Multi-fuel stove.

### EPC

F.

### Council Tax

A.



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